

**CITY OF WARREN REDEVELOPMENT AUTHORITY
REGULAR MEETING
SEPTEMBER 18, 2014**

The regular meeting of the Redevelopment Authority was held on Thursday, September 18, 2014 at 11:00 AM in the Conference Room of the Municipal Building with Michael Boyd presiding.

Members present were David Cantrell, Michael Boyd and Randy Rossey. Tricia Durbin and Chuck Hayes were absent. Also present were David Hildebrand, Planner/Development Administrator; Alan Gustafson, Building Official; and Cindy Strandburg, Administrative Assistant.

MINUTES

Upon motion by Mr. Rossey and second by Mr. Cantrell, the minutes of June 19, 2014 were approved as presented.

VISITORS

Josh Cotton – Warren Times Observer

TREASURER'S REPORT

Mr. Boyd stated that in the Enterprise Development fund there is a balance of \$338,209.51 and there is a balance of \$23,782.52 in the Operating Account.

Ms. Boyd presented one invoice for lawn care from the City of Warren for \$450.00.

Upon motion by Mr. Cantrell and second by Mr. Rossey, the Authority unanimously approved the Treasurer's report and the payment of the City of Warren invoice.

BUSINESS

Request for Proposal. Mr. Hildebrand presented a map of the downtown area with all the properties that the City currently owns highlighted. Mr. Hildebrand stated that the Manager along with himself met with the Delta Development Group. Mr. Hildebrand stated that the Delta group assisted is getting and retaining builders/developers into communities such as Gettysburg and Williamsport.

Mr. Hildebrand stated that the members received two examples of RFP in with their meeting packets. Mr. Hildebrand further stated that these examples are for their information on how similar communities obtained this type of development group.

In response to Mr. Boyd's question, Mr. Hildebrand stated that there is not currently a timeframe, however, they are only at the early stages of exploring what other firms are available.

Judicial Sale Properties. Mr. Gustafson stated that the 2014 Judicial Sale will be coming up next week. Mr. Gustafson further stated that in years past the Authority voted on what properties they would be interested in and establish a maximum amount for each property.

- **107 Second Avenue.** Mr. Gustafson stated that this property has been vacant for a few years and has not been taken care of. There is some water damage as the gutters are no longer effective. Mr. Hildebrand stated that this property is located within the Historical District and it would be a shame for it to deteriorate further. Mr. Gustafson stated that it would require a lot of money to make the necessary repairs to the structure.
- **105 Levee Street.** Mr. Gustafson stated that this property has had property maintenance issues in the past. The owner has walked away from the property.
- **205 ½ Dartmouth Street.** Mr. Gustafson stated that this is a house behind a house. It has been vacant for a few years, however, he has been given the impression that someone is living there without any utilities being hooked up.
- **10 North Carver Street.** Mr. Gustafson stated that the owner of this property is now deceased and there has not been any family members that have come forward to take claim of the property. The outside of the property is in fairly good shape, however, the interior is starting to show the lack of upkeep. The house does need to be cleaned out.
- **132 North South Street.** Mr. Gustafson stated that the homeowner walked away from the property after several attempts to try to work something out with the mortgage company. Mr. Gustafson further stated that the house is in good shape, however, it does need some work and a responsible owner.
- **206 – 206 ½ Lexington Avenue.** Mr. Gustafson stated that this house is currently vacant and the City has been cutting the grass. The Authority discussed if the YMCA would be interested in obtaining this property.
- **1919 Pennsylvania Avenue East.** Mr. Gustafson stated that this property has had some work done to it. It has a new roof and fairly new siding, however, the interior does need some work.

In response to Mr. Rossey's questions, Mr. Gustafson stated that he has spoken with the property owner at 704 West Fifth Avenue regarding his interest in acquiring 702 West Fifth Avenue. Mr. Gustafson further stated that he does seem interested if he was able to get it at the right price. Mr. Gustafson suggested to the Authority to sell the property for \$1.00 and have the new owner cover the closing costs.

ADJOURNMENT

There being no further business to be discussed, Mr. Boyd declared the meeting adjourned.